

REQUEST FOR COUNCIL ACTION

MEETING
DATE: 5-5-03

125

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-5
ITEM DESCRIPTION: Type III, Phase III Incentive Development Final Plan #02-50 by Church of St. Pius X to permit additions to the existing facility that would exceed the permitted floor area ratio in the zoning district. The property is bounded by 14 th Street NW on the north, 13 th Avenue NW on the west, 12 th Street NW on the south and 12 th Avenue NW on the east.		PREPARED BY: Theresa Fogarty, Planner

April 25, 2003

City Planning and Zoning Commission Recommendation:

The City Planning and Zoning Commission reviewed the final plan on April 9, 2003 for phase 1 and 2.

The Planning Commission recommends approval subject to the following conditions:

1. A separate grading plan approval is required for this project if grading involves more than 50 cubic yards of materials and a storm water management fee will be applicable to any increase in impervious surface resulting from this project.
2. The owner shall obtain a Revocable Permit from the City for the drop-off lane and landscape island within the right-of-way. If the Revocable Permit is not granted, the site shall be revised to remove the drop-off lane and landscape island out of the right-of-way.
3. The Owner shall execute a Pedestrian Facilities Easement for the public sidewalk lying outside of the public right-of-way abutting the drop off area of 12th Ave. NW.
4. The condition of the existing concrete sidewalk and curb along the frontages of the property will be reviewed by Public Works staff and any needed panel repair and/or replacement work of sidewalk or curbing shall be done concurrent with the building expansion project. The existing access locations that are not proposed to be utilized following the building additions shall be removed and curb, sidewalk and boulevard restored.
5. Any modifications to the existing electric service shall be at the property owners expense.
6. All unused water services must be property abandoned at the main in the street per the requirements of RPU Water Division.
7. Provide a copy of the lease agreement to the Planning Department for the use of the parking lot at John Marshall High School at the time a building permit is applied for Phase II of the project. The agreement shall be for not less than 200 parking spaces.
8. The applicant agrees that no deviation to the appearance of the building, design, exterior façade, landscaping or streetscape will occur, from the plans approved by the City Council.
9. The applicant shall execute a Contribution Agreement with the City to address the Owner's future obligations for infrastructure improvements along the frontage of the property.
10. The service walks shown in the boulevard areas in the northeast and northwest corners of the site, other than the crosswalks locations, shall be removed to discourage pedestrians from crossing at locations other than the crosswalk.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

Mr. Haeussinger moved to recommend approval of Type III, Phase III Incentive Development Final Plan #02-50 by Church of St. Pius X with staff-recommended findings and conditions. Ms. Petersson seconded the motion. The motion carried 8-0.

Planning Department Recommendation:

See attached staff report dated April 4, 2003.

Council Action Needed:

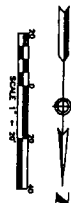
1. *If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution approving, approving with conditions, or denying this request based upon the criteria and findings included in the staff report.*

Attachments:

1. Staff Report dated April 4, 2003.
2. Minutes of the April 9, 2003 CPZC Meeting.

Distribution:

1. City Clerk
2. City Attorney
3. Planning Department File
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, May 5, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
5. Hord Architects

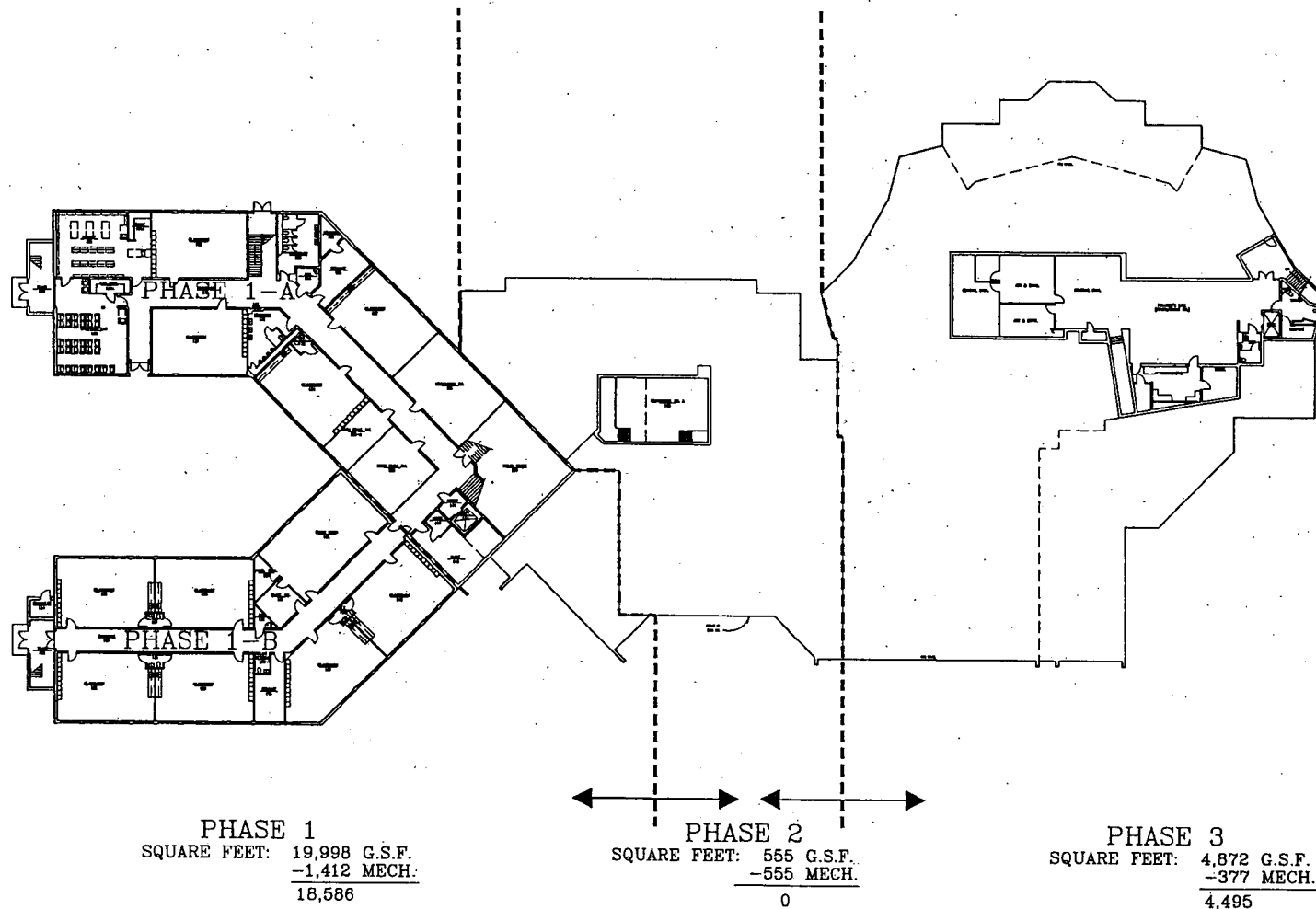


RECEIVED
MAR 27 2010
HOCKEY & HOCKEY
HOCKEY & HOCKEY

HORD ARCHITECTS

80 Monroe Avenue Suite 203
Memphis, TN 38103
phone 901-527-0900 fax-0987

113 S. Patrick Street Suite 206
Alexandria, Virginia 22314
phone 703-726-3646 fax-8828



SEAL:

HORD ARCHITECTS
 1000 E. 10TH ST. SUITE 200
 MINNEAPOLIS, MN 55406
 TEL: 612-338-1100 FAX: 612-338-1101
 WWW.HORDARCHITECTS.COM

5/10/2010
 10:00 AM
 10/10/2010

RENOVATION TO:
CHURCH OF ST. PIUS X
 ROCHESTER, MINNESOTA

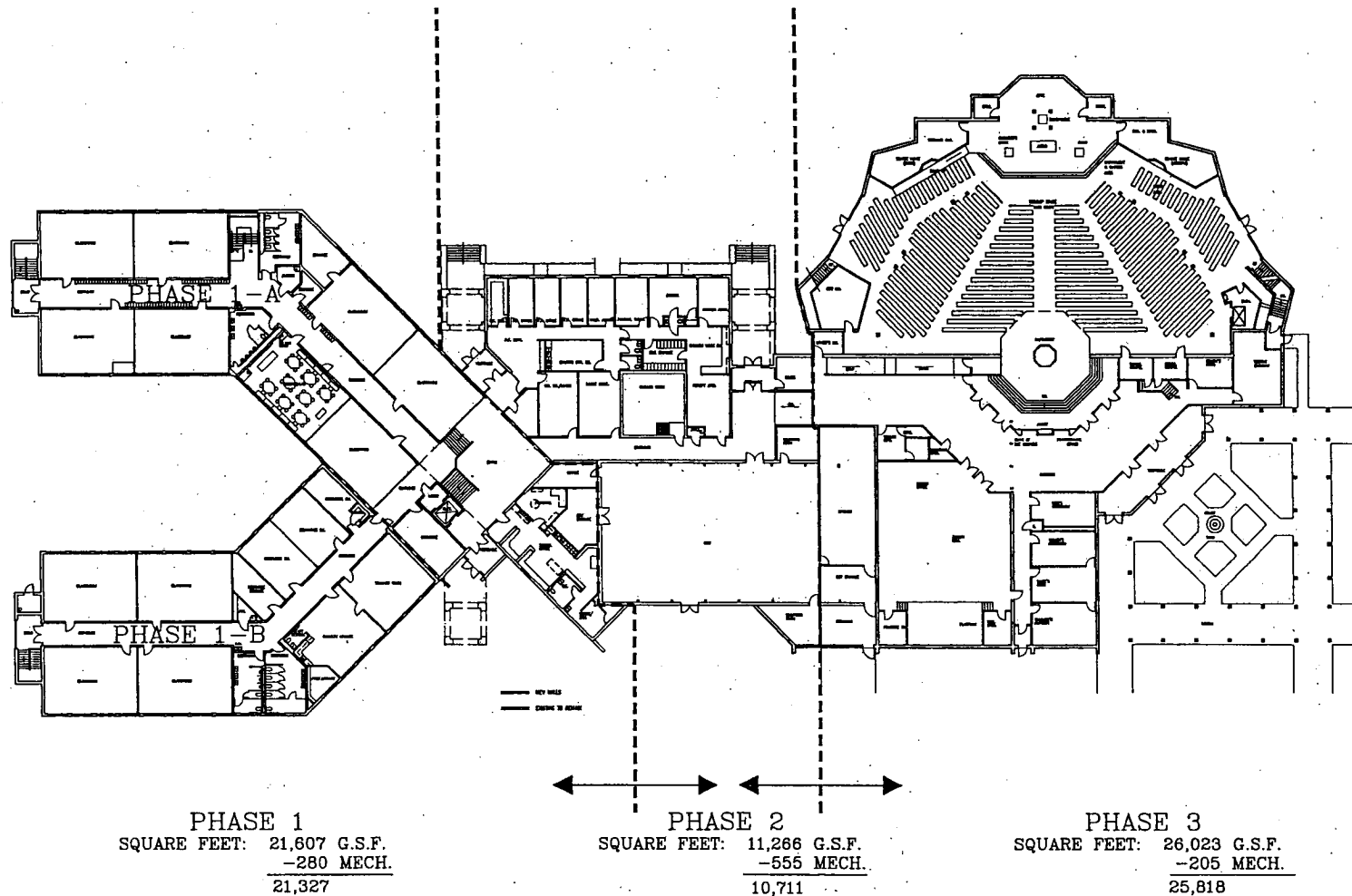
PROJECT NO.: 2009002
 DRAWN BY: BGA
 CHECKED BY: CJS
 DESIGNED BY: WFL
 PROJ. MANAGER: JCK
 DATE: 05-24-2009
 REVISIONS:

NOT FOR CONSTRUCTION
 SHEET NO.:
A100

PHASING DIAGRAM

121

130



PHASE 1
 SQUARE FEET: 21,607 G.S.F.
 -280 MECH.
 21,327

PHASE 2
 SQUARE FEET: 11,266 G.S.F.
 -555 MECH.
 10,711

PHASE 3
 SQUARE FEET: 26,023 G.S.F.
 -205 MECH.
 25,818

FAR CALCULATIONS	
MAIN FLOOR TOTAL:	57,856 SQ.FT.
BASEMENT FLOOR TOTAL:	23,081 SQ.FT.
CLERESTORY IN CHURCH:	5,278 SQ.FT.
TOTAL:	86,215 SQ.FT.
FAR: 86,215 / 115,869 = .74	



MAIN FLOOR PHASING DIAGRAM
 SCALE: 1/16" = 1'-0"

SEAL:

HORD ARCHITECTS
 111 S. 1st St., Suite 200
 Rochester, MN 55902
 Phone: 507-251-1111
 Fax: 507-251-1112

REVISIONS
 NO. DESCRIPTION
 1. 11/15/00

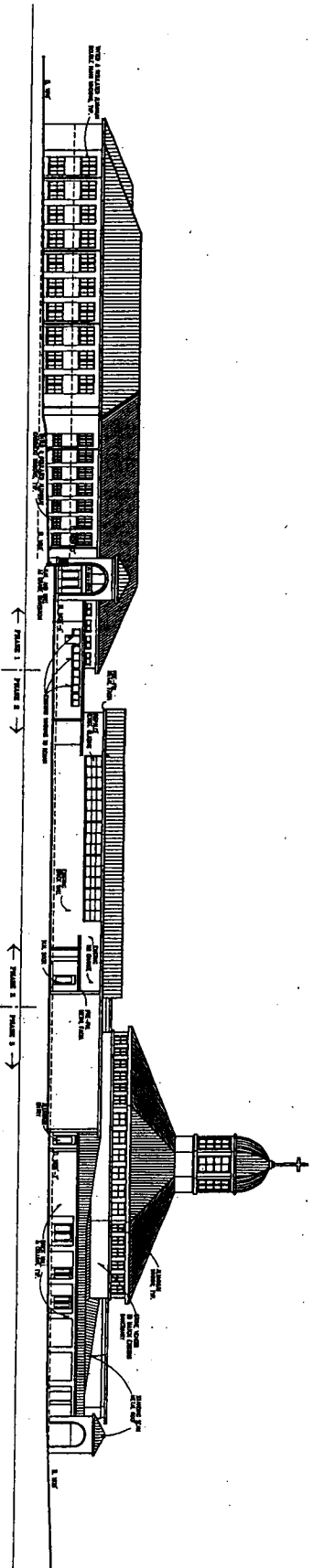
RENOVATION TO:
 CHURCH OF ST. ANNUS X
 ROCHESTER, MINNESOTA

PROJECT NO.: 200003
 DRAWN BY: BCL
 CHECKED BY: CAC
 DESIGNED BY: WPC
 PROJ. MANAGER: JSC
 DATE: 02-28-2003
 REVISIONS:

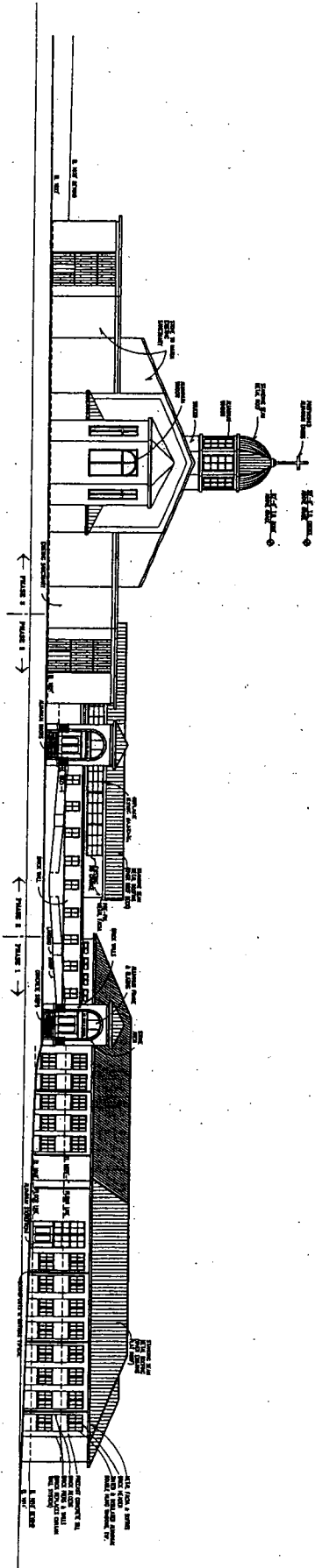
NOT FOR CONSTRUCTION

SHEET NO.:
 A101

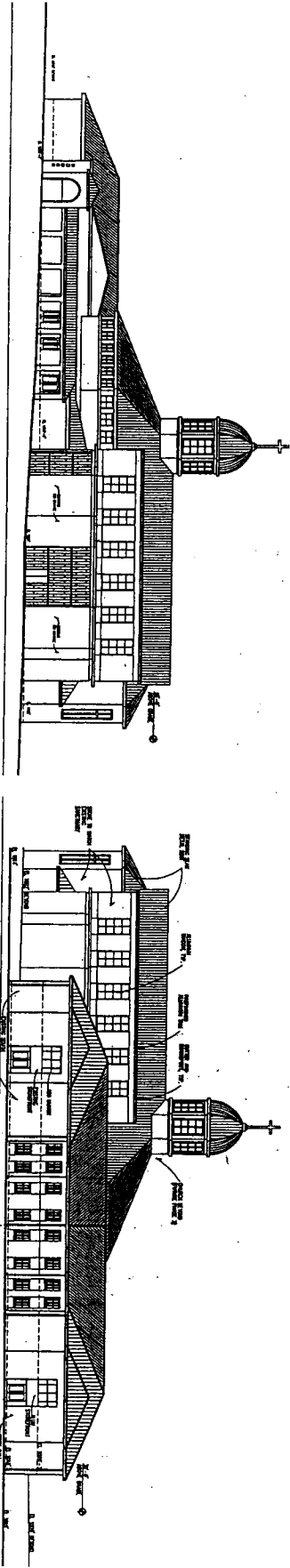
PHASING DIAGRAM



EAST ELEVATION
SCALE 1/8" = 1'-0"

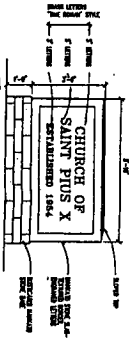


WEST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"

SOUTH ELEVATION
SCALE 1/8" = 1'-0"



SIGN ELEVATION
SCALE 1/8" = 1'-0"

NOTE: MATERIALS SHOWN IN PHASE 1
MAY BE FORWARDED TO PHASE 2.

NOT FOR CONSTRUCTION

RENOVATION TO:
CHURCH OF ST. PIUS X
ROCHESTER, MINNESOTA

HORD ARCHITECTS

2000 Broadway Avenue, Suite 200
Rochester, MN 55901
Phone: 763-933-8888 Fax: 763-933-8889

115 S. Parkway Street, Suite 200
Rochester, MN 55901
Phone: 763-933-8888 Fax: 763-933-8889

A200

SHEET NO.

DATE:

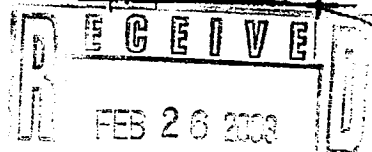
131

132



SIGNAGE AT ENTRY TOWER

HORD ARCHITECTS/ML



CHURCH OF ST. PIUS X

ROCHESTER PLANNING DEPARTMENT
2-20-03

1/4" = 1'-0" SCALE

133



SIGNAGE AT ENTRY TOWER

HORD ARCHITECTS/ML

ST PIUS X

2.20.03

1/4" = 1'-0"

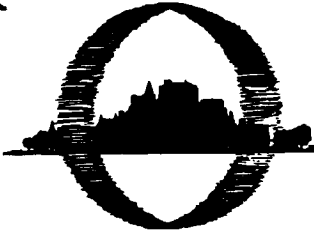
RECEIVE

SCHOOL

FEB 26 2003

SEASER OLIVEST
SCHOOL DEPARTMENT

134



ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted



TO: City Planning and Zoning Commission

FROM: Brent Svenby, Planner

DATE: April 4, 2003

RE: Type III, Phase III Incentive Development Final Plan #02-50 by Church of St. Pius X to permit additions to the existing facility that would exceed the permitted floor area ratio in the zoning district. The property is bounded by 14th Street NW on the north, 13th Avenue NW on the west, 12th Street NW on the south and 12th Avenue NW on the east.

Planning Department Review:

Applicant/Owner:

Church of St. Pius X
Attn: Denise DeRienzo
1315 12th Avenue NW
Rochester, MN 55901

Consultant:

Hord Architects
Carter Hord
80 Monroe Avenue, Suite 625
Memphis, TN 38103

Referral Comments:

Rochester Public Works Dept.
RPU Water Division
Rochester Fire Department
RPU Operations Division
MnDOT

Report Attachments:

1. Land Development Manual Excerpts
2. Site Plan and Elevations
3. Letter from St. Pius X Regarding Parking
4. Referral Comments (4 Letters)

Development Review:

Location of Property:

The property is located at 1315 12th Avenue NW.

Zoning:

The property is in the R-1 (Mixed Single Family) district.



135

Summary of Proposed Development:

BACKGROUND/HISTORY:

On September 25, 2002 the applicant submitted an application for an Incentive Development preliminary plan on this property. The CPZC held a public hearing on the application on October 23, 2002. At that hearing the Commission recommended to the City Council approval of the Incentive Development with conditions. The City Council held a public hearing on November 18, 2002. The City Council approved the application with 10 conditions. Along with the Incentive Development plan, the applicant also submitted an application for a number of variances, which were granted by the Commission. The variances consistent of deviations to the floor area ratio; maximum height allowed; amount of landscape area and six variances to setbacks.

The applicant received the following variances:

1. A variance of 0.31 to the maximum floor area ratio
2. A variance of 10 feet to the maximum height allowed
3. A variance of 9.4% to the minimum amount of landscape area
4. A variance of 25 feet for the property setback on the south side for the building addition as shown on the proposed site plan
5. A variance of 40 feet for the property setback for the building addition on the east side located in the southeast corner of the property as shown on the proposed site plan
6. A variance of 20 feet for the property setback for the building addition on the east side as shown on the proposed site plan.
7. A variance of 10'8" feet for the property setback on the east side for the open breezeway as shown on the proposed site plan
8. A variance of 16'8" feet for the property setback on the north side for the open breezeway as shown on the proposed site plan
9. A variance of 40 feet for the property setback for the building addition on the west side as shown on the proposed site plan

The applicant is proposing to completely renovate the existing church buildings on the site. The church campus occupies the entire block. The existing buildings range from 40 to 50 years old and show signs of age. The property is currently nonconforming to the requirements of the City of Rochester Zoning Ordinance. The existing structures on the property consist of the church, school, annex and rectory. The attached site plans identify the existing conditions of the property as well as the proposed modifications.

Churches are a permitted use as an Area Accessory Development in the Rochester Zoning Ordinance. The property is zoned R-1 (Mixed Single Family). Within this zoning district, a floor area ratio of .25 is permitted as a Type I staff approved application. Developments with a floor area ratio between .25 and .40 are a Type III use, with the criteria for Incentive Development used in the review process. The applicant received a variance to allow for a floor area ratio of .71 for the entire site.

PROJECT SUMMARY:

The applicant has submitted an application of an Incentive Development final plan on only a portion of the project that was approved in the preliminary plan. The renovations to the property have been divided into 3 phases. Phase I is the school renovation and addition, Phase II the renovations and addition to the church administration offices and Phase III is the renovation and

addition to the sanctuary. The applicant is only asking for approval of Phase I and II. Phase III will need to be applied for at a later date.

A major difference in building elevations in the final plan from the preliminary plan is that the rotunda over the gym has been removed. Another difference is that the floor area ratio calculation for all three phases is .74. The variance granted by the Commission was only for a FAR of .71. At the time the application is submitted for phase III the overall FAR will need to be .71 or another variance will need to be applied for.

The landscaping plan for the church property provides an abundant amount of landscaping for the property. The parking lot located north of 14th Street NW will be striped to accommodate 87 vehicles. Landscaping will be provided along 14th Street NW in this parking lot.

Four signs will be located on the property. On each entry tower (3 towers) there will be 6" engraved letters into the Mankato Stone. Two entry signs will say "ST. PIUS X SCHOOL" which are the entry locations into the school. The entry into the administration offices will say "CHURCH OF ST. PIUS X". The fourth sign is a monument sign to be located in the northeast corner of the property which will be lighted by ground mounted lights.

Exterior color of the building will match the existing brick color of the building. The metal roof will be green in color. The building elevations provided indicate which areas will be changed.

A condition placed on the approval of the preliminary plan required that a copy of the lease agreement to the Planning Department for the use of the parking lot at John Marshall High School. The church is still working with John Marshall High School on the parking agreement. Phase I of the project should not affect the current parking situation on the parking. Staff would recommend that the parking agreement be provided prior to the beginning of construction on Phase II.

Incentive Development:

The Incentive Development provisions of the Land Development Manual allow for a higher intensity development when certain actions are taken by the landowner to make the development more attractive and publicly acceptable. These actions may include additional open space amenities, traffic and pedestrian amenities and/or design features. The Incentive Development approval procedure is a two step process consisting of a preliminary plan and a final development plan. The preliminary plan is reviewed under a Type III, Phase II, procedure with a public hearing before the Planning Commission and a public hearing before the Council. The final plan is reviewed under the Type III, Phase III, procedure which requires a review before the Commission and hearing before the Council. The Council does have the authority to waive the final plan.

The criteria to be considered when reviewing an Incentive Development final plan are listed in Paragraph 62.630 (2), which is attached for your review. This section considers the suitability of the area and the site design. The preliminary plan may be approved if it is found that the development has addressed and satisfied all of the criteria, or that a practical solution consistent with the public interest can be incorporated into the design.

Density bonuses are granted in exchange for the incorporation of features determined to be of public benefit. Features to be considered are listed in Paragraphs 62.651-62.659 of the Ordinance. The sections applicable to this project are attached for your information.

Density Bonuses:

137

Section 62.657 Bonuses In All Residential Development:

#5 Site Planning: *This project is proposing to make renovations and improvements to an existing church campus that is nonconforming. The proposed improvements appear that they would enhance the property and be a positive change to the surrounding neighborhood.*

Section 62.658 All Development:

#5 Utility Service: *All unused water services must be properly abandoned at the main in the street per the requirements of RPU Water Division and will be responsibility of the owner.*

#6 Integrated Planning: *The proposed project involves the integrated development of a whole block occupied by the church campus. The improvements to the exterior of the existing buildings, the removal of some of the existing buildings and the addition of new buildings will improve the appearance of the church in the residential neighborhood.*

#7 Landscape Area: *The current landscape area for the property doesn't meet the current landscape area requirement for area accessory developments in the R-1 zoning district. Even though the proposed changes to the property will not meet the minimum requirements of the zoning district, the applicant is proposing to provide more landscape area than what currently exist on the site. The proposed site plan also identifies a number of boulevard trees being planting adjacent to the roadways. Landscaping will also be provided throughout the site.*

#8 Access Points: *The proposed project will be eliminating access points along the adjacent roadways. The access points will be limited to the locations shown on the site plan.*

Criteria & Findings:

The criteria to be considered when reviewing an Incentive Development are listed in Paragraph 62.630 (2), which is attached for your review. This section considers the suitability of the area and the site design. The preliminary plan may be approved if it is found that the development has addressed and satisfied all of the criteria, or that a practical solution consistent with the public interest can be incorporated into the design. Staff suggests the following findings:

1) Final Development Plan Criteria:

- a) **Public Facility Design:** *Utilities are already available to this project. Some utilities may need to be relocated(i.e water and electric) to accommodate this development. The Developer is responsible for any costs associated with relocation of utilities. All existing water services that will be unused must be abandoned properly at the main in the street, per Rochester Public Utilities – Water Division requirements.*
- b) **Geologic Hazard:** *There are no known geologic hazards related to this project.*
- c) **Access Effect:** *This project includes a drop-off lane on 12th Ave. NW. The owner will need obtain a Revocable Permit from the City for the drop-off lane and landscape island within the right-of-way along 12th Ave. NW. If the Revocable Permit is not granted, the site shall be revised to remove the drop-off lane and landscape island out of the right-of-*

way. The Owner shall execute a Pedestrian Facilities Easement for the public sidewalk lying outside of the public right-of-way abutting the drop off area of 12th Ave. NW.

- d) **Pedestrian Circulation:** *The plan includes elements to assure that pedestrians can move safely both within the site and across the site between properties and activities within the neighborhood area. The service walks shown in the boulevard areas in the northeast and northwest corners of the site, other than the crosswalks locations, shall be removed to discourage pedestrians from crossing at locations other than the crosswalk.*
- e) **Foundation and Site Plantings:** *A landscape plan for the site has been prepared which indicates the finished site will be consistent with the landscape character of the surrounding area.*
- f) **Site Status:** *The entire property is under the ownership of the church and all maintenance of the buildings and landscaping is the responsibility of the church. Construction plans for utilities must be prepared by an engineer and be submitted to and approved by the City prior to construction. An Owner Contract will be required for construction of any new public infrastructure required. The proposed use is compatible with the existing land uses in the area and the use of the property has been in existence for approximately 50 years. The proposed renovations to existing church campus will not only enhance the church property but also the surrounding neighborhood.*
- g) **Screening and Bufferyards:** *According to the landscaping plan provided there will be an abundant amount of landscaping on the property. There will be more landscaping than what currently exists on the property.*
- h) **Final Building Design:** *The final building design is consistent with the principles identified in preliminary development plan relative to Height Impact, Setbacks, and Internal Site Design.*
- i) **Internal Circulation Areas:** *Internal sidewalks are provided on the property.*
- j) **Ordinance Requirements:** *The existing use of the property is a nonconforming use because it does not meet a lot of the current zoning standards for Area Accessory Development in the R-1 zoning district. The proposed renovations will enhance the site and the neighborhood. The applicant received variances to floor area ratio; maximum height allowed; amount of landscape area and six variances to setbacks.*

Staff Recommendation:

Based on the staff analysis and suggested findings for the Incentive Development, the Planning staff would recommend approval of this Incentive Development Final Development Plan to Phase I and II only, subject to the following conditions or modifications:

1. A separate grading plan approval is required for this project if grading involves more than 50 cubic yards of materials and a storm water management fee will be applicable to any increase in impervious surface resulting from this project.
2. The owner shall obtain a Revocable Permit from the City for the drop-off lane and landscape island within the right-of-way. If the Revocable Permit is not granted, the

139

site shall be revised to remove the drop-off lane and landscape island out of the right-of-way.

3. The Owner shall execute a Pedestrian Facilities Easement for the public sidewalk lying outside of the public right-of-way abutting the drop off area of 12th Ave. NW.
4. The condition of the existing concrete sidewalk and curb along the frontages of the property will be reviewed by Public Works staff and any needed panel repair and/or replacement work of sidewalk or curbing shall be done concurrent with the building expansion project. The existing access locations that are not proposed to be utilized following the building additions shall be removed and curb, sidewalk and boulevard restored.
5. Any modifications to the existing electric service shall be at the property owners expense.
6. All unused water services must be property abandoned at the main in the street per the requirements of RPU Water Division.
7. Provide a copy of the lease agreement to the Planning Department for the use of the parking lot at John Marshall High School at the time a building permit is applied for Phase II of the project. The agreement shall be for not less than 200 parking spaces.
8. The applicant agrees that no deviation to the appearance of the building, design, exterior façade, landscaping or streetscape will occur, from the plans approved by the City Council.
9. The applicant shall execute a Contribution Agreement with the City to address the Owner's future obligations for infrastructure improvements along the frontage of the property.
10. The service walks shown in the boulevard areas in the northeast and northwest corners of the site, other than the crosswalks locations, shall be removed to discourage pedestrians from crossing at locations other than the crosswalk.

EXCERPTS FROM THE ROCHESTER ZONING ORDINANCE AND LAND DEVELOPMENT MANUAL

62.630 CRITERIA FOR INCENTIVE DEVELOPMENTS:

In determining whether to approve, approve with conditions, or deny an application, the Commission and Council shall be guided by the following criteria:

2) Final Development Plan Criteria:

- a) **Public Facility Design:** The design of private and public utility facilities meet the requirements and specifications which the applicable utility has adopted.
- b) **Geologic Hazard:** Engineering means to deal with areas of geologic hazard have been incorporated into the development plan or such areas have been set aside from development.
- c) **Access Effect:** Ingress and egress points have been designed and located so as to address concerns identified in Phase I regarding the operation of access points, and plans for private improvements or evidence of planned public improvements which will alleviate the problems have been provided.
- d) **Pedestrian Circulation:** The plan includes elements to assure that pedestrians can move safely both within the site and across the site between properties and activities within the neighborhood area, and, where appropriate, accommodations for transit access are provided.
- e) **Foundation and Site Plantings:** A landscape plan for the site has been prepared which indicates the finished site will be consistent with the landscape character of the surrounding area.
- f) **Site Status:** Adequate measures have been taken to insure the future maintenance and ownership pattern of the project, including common areas, the completion of any platting activities, and the provision of adequate assurance to guarantee the installation of required public improvements, screening and landscaping.
- g) **Screening and Bufferyards:** The final screening and bufferyard design contains earth forms, structures and plant materials which are adequate to satisfy the needs identified in preliminary development plan for the project.
- h) **Final Building Design:** The final building design is consistent with the principles identified in preliminary development plan relative to Height Impact, Setbacks, and Internal Site Design.
- i) **Internal Circulation Areas:** Plans for off-street parking and loading areas and circulation aisles to serve these areas meet ordinance requirements in terms of design.

- j) **Ordinance Requirements:** The proposed development is consistent with the requirements of the underlying zoning district for similar uses in regards to signage and other appearance controls, and with general standards such as traffic visibility and emergency access.

BONUS DENSITY

62.658 **All Development:** The criteria in this paragraph may be considered for granting bonus density in all developments:

- 1) **Storm Water Management:** The developer provides on-site or off-site improvements to stormwater facilities that will minimize existing flooding, erosion or siltation problems resulting from obsolete or non-existing stormwater facilities up or downstream from the tract in question; or the developer provides improvements such as over-sized retention basins, channel improvements, or recharge facilities which reduce or eliminate existing flooding, erosion or siltation caused by urban development either up or downstream. The City Council shall determine that the existing problems are sufficient to grant the bonus, based upon the recommendation of the City Engineer.
- 2) The development proposes to integrate the reuse of an existing structure which has been vacant for 24 consecutive months.
- 3) Easements consistent with the flood control project are provided, or other bank treatment or river beautification which will result in increased usage of the area along existing streams for walking, sitting, or other means of passive recreation are developed.
- 4) Street improvements normally provided by the City of Rochester are constructed, dedicated or paid for by the developer. Examples include the provision of right-of-way for arterial streets beyond that normally required to be dedicated, or the construction or payment for turn lanes, signal lights, increased pavement depths, etc.
- 5) **Utility Service:** The development of the site will lead to increased efficiency in the existing public utility delivery system or the more efficient use of already existing utilities. This means, a) that the necessary utilities already exist on the property to be served, or b) the development of the property will provide a necessary link or connection to complete the system or improve service.
- 6) **Integrated Planning:** The proposed development involves the integrated development of a site which is a minimum of one acre in size and located in an established district.
- 7) Each four (4) percent increase in the landscape area ratio above the minimum required shall be considered as meeting the criteria for bonus density/floor area or an increase in plant materials so as to exceed minimum requirements.
- 8) The proposed development minimizes access points by utilizing shared access points with adjacent developments, resulting in a reduction in the number of driveway openings on a collector or higher level street.
- 9) Parking lot landscaping for the purpose of screening residential areas and/or right-of-way areas from concentration of vehicles.

142

ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 3/14/03 CORRECTED 3/21/03

The Department of Public Works has reviewed the application for Incentive Development #02-50 Final Plan, for the Church of St Pius X Building Addition & Remodel (12th St & 12th Ave NW). The following are Public Works comments dated 10/9/02, for the preliminary plan for this Incentive Development application. **New Comments are shown in BOLD**, while comments that have been addressed on the Final Plan, and/or are no longer available are indicated with **STRIKETHROUGH**.

1. Separate Grading Plan approval is required for this project if grading will involve more than 50 cubic yards of material.
2. A Storm Water Management fee will be applicable to any increase in impervious surface, resulting from this project.
3. The condition of existing concrete sidewalk and curb along the frontages of this property will be reviewed by Public Works staff, and any needed panel repair and/or replacement work of sidewalk or curbing shall be done concurrent with the building expansion project.
4. Existing access locations that are not proposed to be utilized following the proposed building additions shall be removed and curb, sidewalk & boulevard restored.
5. Construction of concrete sidewalk is required concurrent with construction for this project, along the entire frontage of 13th Ave NW.
6. ~~The site plan does not indicate sidewalk sections in the proposed driveway approaches off of 13th Ave NW. The approaches shall be a standard City approach, a maximum 32 ft wide, and include a concrete sidewalk section. In addition, The accesses to the parking area off of 13th Ave should either be revised so that they are perpendicular with 13th Ave, or be designed/signed so that the drive is a one way with the southerly access being the entrance.~~
7. Dedication of a public Pedestrian Facilities Easement is required for the proposed public sidewalk, lying outside of the public right-of-way, abutting the drop off area off of 12th Ave NW.
8. A Revocable Permit is required for the proposed 12th Ave NW drop off lane and landscape island within the right-of-way.
9. If additional on-site hydrant(s) are needed and/or if the relocation of public sanitary sewer, storm sewer, or watermain is required, the execution of a City / Owner Contract will be necessary for this project.
10. **The service walks, shown in the boulevard areas in the northeast & northwest corners of the site will encourage pedestrians crossing at locations other than the crosswalks, and should be removed.**
11. **Execution of a Contribution Agreement is required to address the Owner's future obligations for infrastructure improvements along the frontages of the Property.**

Development Charges and fees applicable to the development of this property include the following, and are due within 30 days invoicing by the City (rates in place 8/1/02 through 7/31/03):

- ❖ Sewer Availability Charge (SAC) @ \$1790.25 per acre
- ❖ Water Availability Charge (WAC) @ \$1790.25 per acre
- ❖ Storm Water Management = TBD, for any increase in impervious surface.



143

DATE: March 7, 2003

TO: Jennifer Garness, Planning Dept.
Rochester-Olmsted Planning Dept.

FROM: Michael J. Engle, Supv. of Distribution Design
Rochester Public Utilities
280-1579

SUBJECT: Type III, Phase III Incentive Development Final Plan #02-50 by Church of St. Pius X to permit additions to the existing facility that would exceed the permitted floor area ratio in the zoning district. The property is bounded by 14th Street NW on the north, 13th Avenue NW on the west, 12th Street NW on the south and 12th Avenue NW on the east.

RPU's Operations Division review of the above-referenced Type III, Phase III Incentive Development Final Plan is complete and our comments follow:

1. Any modifications to the existing electric service must be made at the owner/developers expense.

Sincerely,

cjk

c: Church of St. Pius X
Hord Architects

144



March 10, 2003

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: Type III, Phase III, Incentive Development Final Plan #02-50 by Church of St. Pius X to permit additions to the existing facility that would exceed the FAR in the zoning district.

Dear Ms. Garness:

Our review of the referenced Incentive Development Request is complete and we have no comments. This plan incorporates the preliminary plan review requirements.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

A handwritten signature in black ink that reads 'Donn Richardson'. The signature is written in a cursive style with a large, looped 'D' at the beginning.

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention Bureau



The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: March 14, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher, Fire Protection Specialist

SUBJ: Church of St. Pius X
1315 12th Ave NW
Type III, Phase III Incentive Development Final Plan #02-50

With regard to the above noted project plan, the fire department has the following requirements:

1. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.
2. All subsequent construction must be in accordance with the Building and Fire Codes including all required permits.

c: Donn Richardson, RPU, Water Division
Church of St. Pius X – 1315 13th Ave NW – Rochester, MN 55901
Hord Architects – 80 Monroe Ave, Suite 625 – Memphis, TN 38103

144

CHURCH OF

ST. PIUS_x

1315 NW 12TH AVENUE
ROCHESTER, MN 55901

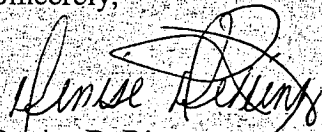
March 31, 2003

Mr. Brent Svenby
Planning & Zoning
2122 Campus Dr. SE
Rochester, MN 55904-4744

Dear Brent,

One of the stipulations to our building project at St. Pius X was to work out a parking agreement with John Marshall High School. We are still working on that process. With your approval our plan for June 2003 is to start Phase I, replace our heating and air conditioning and renovate the west wing of our educational facility. The work this summer will not be affecting any of our current parking spaces. We would ask the council to delay the parking agreement until we begin Phase II, when our current parking will be affected.

Sincerely,



Denise DeRienzo
Administrator/Renovation

**MINUTES OF THE
CITY OF ROCHESTER PLANNING COMMISSION
2122 CAMPUS DRIVE SE – SUITE 100
ROCHESTER MN 55904**

Minutes of the regularly scheduled meeting of the City Planning and Zoning Commission held on Wednesday, April 9, 2003, at 7:00 p.m. in the Council/Board Chambers of the Government Center, 151 4th Street SE, Rochester, MN.

Members Present: Ms. Lisa Wiesner, Chair; Mr. Michael Quinn, Vice Chair; Mr. Randy Staver; Ms. Mary Petersson; Ms. Leslie Rivas; Mr. John Hodgson; Mr. Robert Haeussinger; and Mr. James Burke

Members Absent: Mr. Paul Ohly

Staff Present: Ms. Mitzi A. Baker and Mr. Philip H. Wheeler

Other City Staff Present: None

ADMINISTRATIVE BUSINESS:

Mr. Haeussinger made a motion to approve the minutes of March 26, 2003, as written. Mr. Staver seconded the motion. The minutes from March 26, 2003 were approved unanimously.

Ms. Petersson made a motion to approve the agenda, adding the initiation of a text amendment under "Other Business". Mr. Staver seconded the motion. The motion carried unanimously.

CONTINUED ITEMS:

X **Type III, Phase III Incentive Development Final Plan #02-50 by Church of St. Pius X to permit additions to the existing facility that would exceed the permitted floor area ratio in the zoning district. The property is bounded by 14th Street NW on the north, 13th Avenue NW on the west, 12th Street NW on the south and 12th Avenue NW on the east.**

Ms. Mitzi A. Baker presented the staff report, dated April 4, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Mr. Haeussinger moved to recommend approval of Type III, Phase III Incentive Development Final Plan #02-50 by Church of St. Pius X with staff-recommended findings and conditions. Ms. Petersson seconded the motion. The motion carried 8-0.

CONDITIONS:

1. A separate grading plan approval is required for this project if grading involves more than 50 cubic yards of materials and a storm water management fee will be applicable to any increase in impervious surface resulting from this project.
2. The owner shall obtain a Revocable Permit from the City for the drop-off lane and landscape island within the right-of-way. If the Revocable Permit is not granted,

the site shall be revised to remove the drop-off lane and landscape island out of the right-of-way.

3. The Owner shall execute a Pedestrian Facilities Easement for the public sidewalk lying outside of the public right-of-way abutting the drop off area of 12th Ave. NW.
4. The condition of the existing concrete sidewalk and curb along the frontages of the property will be reviewed by Public Works staff and any needed panel repair and/or replacement work of sidewalk or curbing shall be done concurrent with the building expansion project. The existing access locations that are not proposed to be utilized following the building additions shall be removed and curb, sidewalk and boulevard restored.
5. Any modifications to the existing electric service shall be at the property owners expense.
6. All unused water services must be properly abandoned at the main in the street per the requirements of RPU Water Division.
7. Provide a copy of the lease agreement to the Planning Department for the use of the parking lot at John Marshall High School at the time a building permit is applied for Phase II of the project. The agreement shall be for not less than 200 parking spaces.
8. The applicant agrees that no deviation to the appearance of the building, design, exterior façade, landscaping or streetscape will occur, from the plans approved by the City Council.
9. The applicant shall execute a Contribution Agreement with the City to address the Owner's future obligations for infrastructure improvements along the frontage of the property.
10. The service walks shown in the boulevard areas in the northeast and northwest corners of the site, other than the crosswalks locations, shall be removed to discourage pedestrians from crossing at locations other than the crosswalk.

ANNEXATIONS:

Annexation Petition #03-11 by Roger Carlsen to annex approximately 12.41 acres of land located north of Salem Road SW (CSAH 25), north of the proposed Bamber Valley Estates development and east of Bamber Valley Farms 2nd Subdivision. The property is located in a part of the East ½ of Section 8 Rochester Township.

Ms. Mitzi A. Baker presented the staff report, dated April 3, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Mr. Staver moved to recommend approval of Annexation Petition #03-11 by Roger Carlsen. Ms. Petersson seconded the motion. The motion carried 8-0.